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CITY OF NEWPORT BEACH
Citizen Advisory Panel Meeting
Corona del Mar Entry Improvements - Design Guidelines

Meeting Minutes

Newport Beach OASIS Senior Center
Room 4

801 Narcissus, Corona del Mar
Wednesday, December 21, 2011
4:00 p.m. to 5:30 p.m.

Rush Hill – Council Member Liaison
Kimberly Brandt – Community Development Director
Brenda Wisneski – Deputy CD Director
Jim Campbell – Principal Planner
Ben Zdeba – Planning Technician
Dave Webb – Deputy PW Director/City Engineer
Mike Sinacori – Assistant City Engineer
Dennis Stone – Project Consultant

Committee Members:
Sandie Haskell
John Hyatt
Lisa Jordan
Bernie Svalstad
Ron Yeo

At 4:05 p.m., Committee Members, consultants and staff were introduced. Committee Members Ron Yeo and Bernie Svalstad were present. Committee Members John Hyatt, Lisa Jordan, and Sandie Haskell were absent. Additionally, Council Member Liaison Rush Hill was absent due to prior commitments. Project Consultant Dennis Stone announced that there was not a quorum for the meeting and further suggested that a presentation and discussion of the materials may occur; however, no action can be taken.

Mr. Stone and Assistant City Engineer Mike Sinacori provided a brief presentation regarding the background of the project and how it relates to the previous work completed by the Corona del Mar Business Improvement District (BID). Mr. Sinacori detailed the new concept would widen the sidewalk an additional 21 feet in some areas while maintaining a bike lane from Avocado Avenue to MacArthur Boulevard. He also added that an aerial survey and ground survey have been completed to provide accurate hard-lines for the landscape architect to complete the design work.

Landscape Architect Harry Kobzeff of TCLA was introduced and he presented the design concept for the improvements. The concept presentation was described as “bringing a sense of casualness” and included a green, planted area between the street and the expanded sidewalk area with a low seat wall amongst several lower plantings. The intersection of East Coast Highway and MacArthur Boulevard was defined as the focal point of the project area and would

be used to establish community identification. Additionally, the area would be framed by numerous Date Palms and King Palms which are tall enough to allow visibility for the numerous storefronts in the project area and the medians would be planted with various, meandering low-level plantings (i.e., *Birds of Paradise*). Lastly, Mr. Kobzeff noted the opportunity to include furniture such as bike racks and benches.

Dan Purcell, resident, questioned the effects of the proposed plantings on the environment and expressed concern regarding the potential of installing invasive species of plantings. Mr. Kobzeff stated the plantings are cross-referenced with the invasive species listing; however, further environmental impacts were not researched at this point.

Committee Members Sandie Haskell and Lisa Jordan arrived at 4:25 p.m. and Dennis Stone announced there was a quorum and the formal meeting could begin.

1. Approval of November 16, 2011 meeting minutes

Public comment was opened and no member of the public wished to provide comment. Public comment was closed and Committee Member Ron Yeo motioned to approve the minutes as presented. Committee Member Bernie Svalstad seconded the motion and the Committee unanimously approved the minutes (4 – 0).

2. Current Business

Landscape architect Harry Kobzeff reviewed the material covered in the discussion above and added that the sidewalk could have accent paving with different colored pavers that meander throughout the walkway. Discussion amongst the Committee Members followed and several items were brought forth. Community Development Director Kim Brandt stated determining the land use of the expanded sidewalk area would be a different process involving additional public hearings. It was further noted that the expansion would provide for a “flexible space” that could be used for many different uses including, but not limited to additional walking space, parkway seating, and art exhibits. Assistant City Engineer Mike Sinacori discussed the options of incorporating signature lighting beneath the trees and also stated the existing traffic signal on the south side of the MacArthur Boulevard and East Coast Highway intersection would need to be relocated. Mr. Sinacori estimated a cost of 1.2 to 1.3 million dollars to complete the construction work. Committee Member Sandie Haskell commented that the design would differentiate the highway from the village and would serve as an important transition. Committee Member Lisa Jordan questioned whether or not the bike lane would be maintained and it was further clarified that it would actually be extended from where it is currently through MacArthur Boulevard. Ms. Jordan also requested clarification on the location of the “pork chop” at the corner of Carnation Avenue and East Coast Highway as well as the proposed retaining walls along

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the expanded sidewalk. Mr. Sinacori stated the pork chop would be pushed out further towards East Coast Highway and that the retaining walls would be between the pedestrian side and the street side in order to ensure a safe design that protects pedestrians. Committee Member Ron Yeo commended the conceptual plan for its flexibility of space and requested the palm trees be squeezed such that they are planted closer together. Ms. Jordan questioned if the proposed entry sign visible from MacArthur Boulevard upon turning onto East Coast Highway would replace the entry sign in the median on East Coast Highway. It was clarified that both signs would remain since each sign is visible from a different direction.

The floor was opened for public comment and several members of the community provided input. Scott Palmer stated for the record that the proposed plan fulfills the Business Improvement District's *Vision Plan*. Frank Peters requested that bicycle racks be considered in early conceptual stages rather than a last minute addition since placement of bicycle racks is crucial. Ron Hendrickson commented that the residents located in Harbor View Hills might be opposed to the height of the proposed palm trees, but further stated that the palm trees are important to make a strong statement. Mr. Sinacori assured that as the plan developed further it would remain sensitive to view impacts. Mr. Hendrickson also requested clarification on the amount of expanded sidewalk area as well as the height of the proposed seat wall. Landscape Architect Harry Kobzeff stated the additional sidewalk would vary with a maximum expansion of 21 feet and the seat wall would be between 18 and 24 inches high. Mr. Hendrickson further questioned whether or not storeowners had been educated about the proposed concept. Committee Member Lisa Jordan commented that she had personally informed almost every business in the area of the CAP's work and where they could review the documentation from the meetings. Committee Member Bernie Svalstad added that he would send literature to storeowners within the area. Mr. Sinacori commented that the previously stated number of 12 to 13 parking spaces lost would actually only be 9 spaces. Project Consultant Dennis Stone Stone reiterated that parking impacts will be considered as a key part of the detailed design and review process. Mr. Sinacori also added that the parking spaces located within the MacArthur Boulevard and East Coast Highway intersection are dangerous and it would be a benefit to have them removed. Mr. Svalstad questioned what the process would be if the CAP were to approve the concept plan as presented. The process was outlined as follows: 1) The concept plan would be reviewed by the Neighborhood Revitalization Committee; 2) If the concept plan were approved by the Neighborhood Revitalization Committee, it would be presented at a City Council meeting for consideration and ultimately for consideration in the budget process. It was noted that the Committee could vote to direct staff to proceed with the plan and bring back a refined plan to the next CAP meeting. Dan

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Purcell, resident, provided the following comments and questions: 1) how will the left-turn lane at Dahlia Avenue be improved? 2) the scope of work for this project is too narrow and the job is being rushed; 3) the clock tower at the intersection of East Coast Highway and Marguerite Avenue is atrocious; 4) be mindful of clutter when placing the furniture in the expanded sidewalk area; 5) quantify the expanded public area; and 6) a parking study should be considered due to the loss of parking. Committee Member Lisa Jordan expressed concern that the CAP would be acting without John Hyatt who was absent due to other obligations. After a discussion amongst the Committee, Ron Yeo motioned to approve the conceptual plans and to take the package to the January 12, 2011 Neighborhood Revitalization Committee meeting. Sandie Haskell seconded the motion. Public comment was opened. Resident Jim Mosher commented that the Tidelands meeting conflicted with this CAP meeting, so not all interested parties could attend. He further questioned how the traffic issues would be resolved as the plan progresses. Resident Dan Purcell questioned whether or not the resident associations had been notified. Committee Member Bernie Svalstad requested that staff send information to the residents and business owners within the area before the next Neighborhood Revitalization Committee meeting. Public comment was closed and a vote ensued. The motion carried with a three to one vote with Lisa Jordan dissenting due to John Hyatt's absence.

3. Current Business

No public comments were offered on non-agenda related items.

Project Consultant Dennis Stone stated that this meeting concludes the work of the CAP and he thanked everyone for the participation in the process of developing the conceptual plan.

The meeting was adjourned at 5:37 p.m.